



BOARD OF SELECTMAN PRESENTATION  
SEPTEMBER 16, 2009

## WILKES SQUARE REDEVELOPMENT

[www.nantucket-ma.gov/wilkessquarestudy](http://www.nantucket-ma.gov/wilkessquarestudy)

## THE TEAM

### Town of Nantucket Team:

#### Downtown Revitalization Committee

Patty Roggeveen  
Brian Chadwick  
Tracy Bakalar  
John West  
Andrew Vorce  
Wendy Hudson  
David Barham  
Flint Ranney  
Kate Hamilton  
John Wagley

Project Manager: Andrew Vorce

### Consultant Team:

#### Project Leaders

Charles Tseckares, Principal, CBT Architects  
Kishore Varanasi, Director for Urban Design, CBT Architects

#### Urban Design and Architecture

David Nagahiro, Principal, CBT Architects

#### Economic Development and Municipal Finance

Pam McKinney, Byrne McKinney

#### Landscape Architecture

Lynn Wolff, Copley Wolff

#### Transportation and Sustainability

Fayssal Hussein, Nitsch Engineering  
Nicole Holmes, Nitsch Engineering

#### Civil Engineering

Dan Malloy

#### Environmental and Chapter 91

Les Smith, Epsilon

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## AGENDA

- Schedule and Methodology
- The Opportunity
- Goals
- Issues and Opportunities
  - Planning and Design
  - Economic Development
  - Public Realm and Program
- Discussion

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## OUTREACH TO DATE

Planning Office

Transportation Office

NRTA

Representative of Green Hound LLC

Representative of N Grid

Representative of NIR

Downtown Revitalization Committee

Members of the Press

Historic District Commission

Town Association

## SCHEDULE

July 2009: Project Start

September 16 2009: First Public Meeting

Sep-Oct 2009: Development of Preliminary Alternatives

Week of October 12 2009: Second Public Meeting

Oct-Nov 2009: Development of Alternatives

Week of November 9 2009: Third Public Meeting

Nov-Dec: Development of Final Alternatives

Week of December 7 2009: Fourth Public Meeting

End of December 2009: Submission of Final Report

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Harbor Fuel License for Fuel Tanks: Sep 2009  
Grocery Store/Parking Lot Lease with Winthrop: 2010  
Winthrop Lease with Harbor Fuel: 2018

## GREAT SITE - IN SEARCH OF A GREAT USE



- Proximity to downtown
- Proximity to ferry
- Proximity to yacht basin
- Gateway location (from land and water)
- Presence of grocery anchor
- Presence of parking reservoir
- Waterfront/water view and other parcel attributes

- Potential for larger footprint uses
- Potential for community anchor uses
- Potential for mix of complementary uses
- Potential for public-private partnership
- Potential for community support for the right program

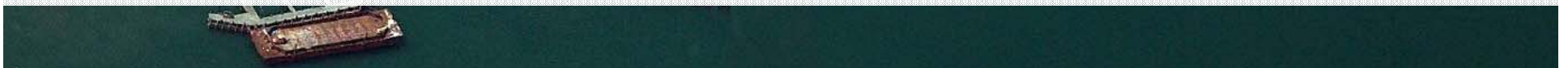




## LAND-USE IDEAS



- Grocery store
- Workforce housing
- High-end housing
- Hotel/hospitality
- Town offices
- Entertainment uses
- Antiques Market
- Specialty/farmers market
- Waterfront restaurant and observation deck
- Ground transportation center
- Parking garage
- Educational uses
- Public recreation
- Harborwalk
- Waterfront park
- Bicycle path
- Others????



## GOALS

- Attracting a wide range of individuals
- Balancing the human, social and economic needs
- Attracting commercial business to locate downtown
- Protecting the unique qualities, historical significance
- Incorporating attractive space for civic gathering
- Recognizing the value of keeping the Town Government in downtown



## ISSUES AND OPPORTUNITIES - URBAN DESIGN AND PLANNING





HISTORY – Late 1800s



HISTORY – 1930s





HISTORY – 1940s



HISTORY – 1960s







TODAY







COMPARISON







## TRANSPORT HUB



Average Riders per Day  
Source: Downtown Circulation and F



VIBRANCY AND CHAOS







SCALE AND HISTORIC BUILDINGS





CHAPTER 91







DESIRE LINES





RELATIONSHIP TO THE WATER





## RELATIONSHIP TO THE WATER



ENTRY FROM THE TOWN





VIEW FROM THE WATER









## ISSUES AND OPPORTUNITIES – ECONOMIC DEVELOPMENT

- Economic Context
- Market Feasibility
- Financial Feasibility
- Implementation Strategy

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## DEVELOPMENT ISSUES



- Zoning and other regulatory limitations
- Multi-party ownership
- 3rd party lease contracts
- High land values
- Environmental constraints and costs
- Construction cost premiums
- Market and financing complexity
- Development timing





## IMPLEMENTATION



- Land assembly and ownership
- Entitlements
- Infrastructure
- Design
- Financing
- Development
- Operation
- Marketing



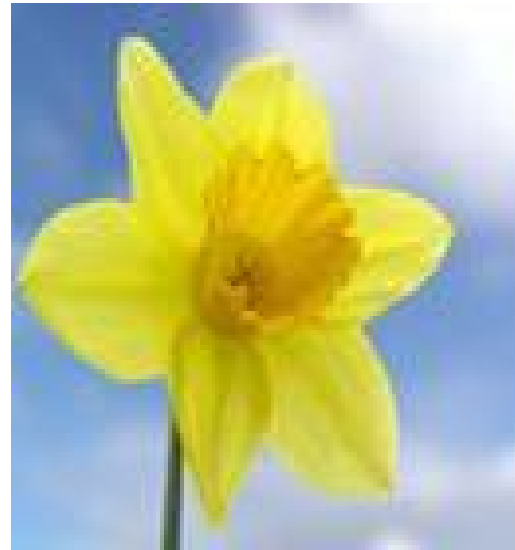
ISSUES AND OPPORTUNITIES – PUBLIC REALM AND PROGRAM





## BUILD ON EXISTING PROGRAMS AND CONNECTIONS

The Figawi  
Wine Festival  
Daffodil Festival  
Wet Paint Weekend  
Cranberry Festival  
Chowder Contest  
Christmas Stroll  
Bike-path system connections





## BUILD ON EXISTING PROGRAMS AND CONNECTIONS

Build on existing programs and connections with improved four-season, flexible, multipurpose open space amenities in a centralized location.





## FOUR SEASON PROGRAMMING





## DISCUSSION

1. What kind of development will enrich the Town of Nantucket and its experience?
2. What is the appropriate program mix to support this experience?
3. What are the market opportunities?
4. What are the opportunities for civic space on this site?
5. What are the infrastructure and transportation opportunities?
6. What are physical design opportunities of various program elements, including parking?
7. What are the mechanisms for implementation?

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